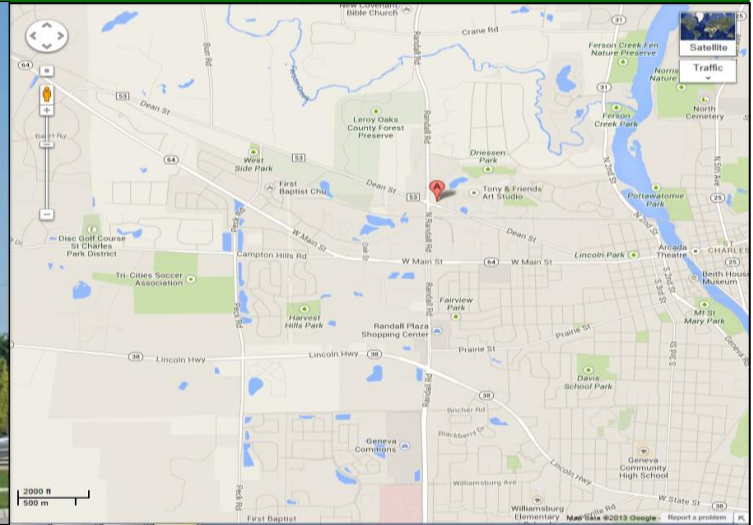


FOR SALE OR LEASE OFFICE/MEDICAL CONDOMINIUM 1,500 SQUARE FEET

Robert A. DeSalvo, Jr.
Sierra Realty Services, Inc.
Phone: 630-428-4992
Email: rdesalvo@sierrarealtyinc.com



LOCATION	2020 Dean Street, Unit L2B, St. Charles, Illinois
AVAILABLE	1,500 Square Feet (part of larger building)
OFFICE SPACE	1,500 sq. ft.
BUILDING SIZE	35,000 sq. ft.
YEAR BUILT	1987
DESCRIPTION	Single story, masonry/insulated metal panel office building
SPRINKLER	Yes
RENTAL RATE	\$15.00 gross
SALE PRICE	\$186,600 (\$124.38 per sq. ft.)
REAL ESTATE TAXES	\$3.99/2013 payable in 2014 included in rental rate
COMMON AREA MAINTENANCE	C.A.M. included in the rental rate
REMARKS	Randall Road exposure, 2 private offices, general offices, conference room and kitchen. Potential medical use. Drive-in door can be added.
AVAILABLE	Immediately



Sierra Realty Services, Inc.

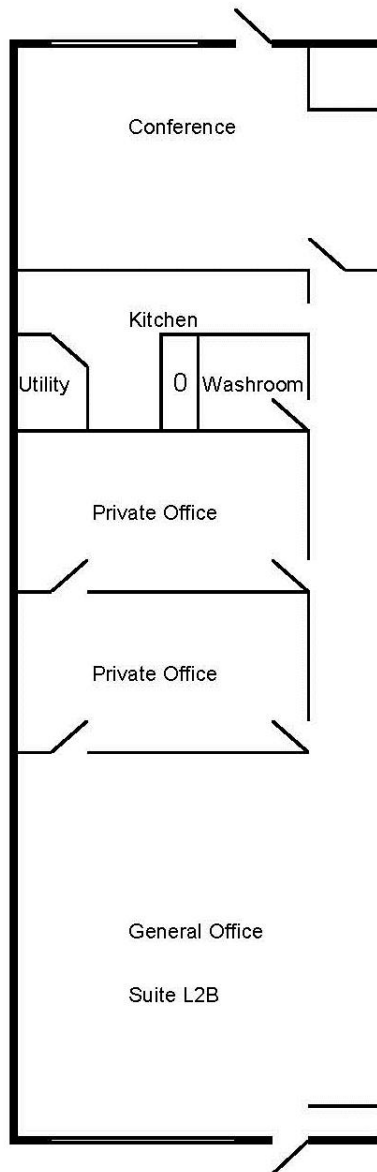
BROKERAGE
MANAGEMENT
DEVELOPMENT
CONSTRUCTION SERVICES

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Randal Road Exposure



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